

WARRANTY DEED
Corporate Grantor

32-65-2

Know all Men by these Presents,
016436**That** FSD ASSOCIATES, INC.

a Corporation organized and existing under the laws of the State of Maine
and having a place of business at Waterville
in the County of Kennebec and State of Maine
in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by J. PETER MARTIN of South Portland, County of Cumberland and State of Maine,

whose mailing address is 720 Main Street, South Portland, Maine, 04106

TRANSFER
TAX
PAID

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey
unto the said J. PETER MARTIN, his

heirs and assigns forever,

THE UNIT known and designated as Unit 2 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, Architects/Engineers, entitled "Ridgewood East Townhouse Condominiums" dated November 18, 1986 and filed in the Kennebec County Registry of Deeds in Plan File #E-87017. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101 at Page 308, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the unit (and the other units in the condominium), as Exhibit D to the Declaration, are recorded in said Registry in Plan Files #E-87018, E-87019, and E-87020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **J. PETER MARTIN**, his

heirs and assigns, to him and their use and behoof forever.

And the said Grantor Corporation does hereby **covenant** with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

EXCEPT AS AFORESAID

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **FSD ASSOCIATES, INC.**

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Robert F. Nardi, its President

thereunto duly authorized, this **23rd** day of the month of **JUNE**,

A.D. 19 87.

Signed, Sealed and Delivered

in presence of

FSD ASSOCIATES, INC.

(Corporate Name)

By **Robert F. Nardi**
Its President

State of Maine, County of **KENNEBEC** ss.

JUNE 23, 1987.

Then personally appeared the above named **Robert F. Nardi**, President

of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

JANE E. WHEELER
~~Notary Public~~

Notary Public

RECEIVED KENNEBEC SS.

1987 JUL -6 AM 9:00

RECORDED FROM ORIGINAL

Printed Name

COMMISSION EXPIRES 3/24/92